



**82 Bailey Road, Newark, Nottinghamshire,
NG24 4EP**

Price Guide - £125,000 To £130,000

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 **RICHARD
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****Price Guide - £125,000 - £130,000**** Is a well presented three bedroom mid terrace family house situated in a good residential area, close to Newark town centre. The living accommodation has the benefit of UPVC double glazed replacement windows and doors, cavity wall & roof insulation, and roof mounted solar panels which are leased.

The accommodation provides; entrance hall, 19ft lounge, spacious dining kitchen. On the first floor there are; three bedrooms, bathroom and separate WC. Outside; the frontage has a level tarmac driveway, providing off road car standing for two vehicles, and to the rear there is a pleasant enclosed garden, and patio. The property would be ideal for a first time buyer, family or those looking for an investment opportunity. Viewing is highly recommended.

Bailey Road is situated just over 1 mile from Newark town centre, and close to local amenities including; primary school and shops. The town centre offers excellent shopping facilities with ASDA, ALDI, Waitrose and Morrisons supermarkets. The Georgian market square holds regular markets, and has a variety of shops, bars, restaurants and cafes, including Starbucks and Costa. Access points to the A1 and A46 dual carriageways are nearby. Rail services are available from Newark North Gate Station with trains to London Kings Cross in approximately 75 minutes.

The property is constructed of brick elevations under a tiled roof covering.

The living accommodation can be described as follows:

ENTRANCE HALL

With UPVC double glazed front entrance door, stairs off leading to the first floor.

LOUNGE

19'10 x 11'2 (6.05m x 3.40m)



With UPVC double glazed sliding patio doors to the rear elevation giving access to the garden, UPVC double glazed window to the front elevation. TV point, feature fireplace and hearth housing a Flavel gas fire. Coved ceiling.

DINING KITCHEN

11'4 x 9'8 (3.45m x 2.95m)



Plus 7'11 x 9'1. L shaped room, new UPVC double glazed window fitted in 2018, UPVC double glazed doors to the front and rear elevations. Ceramic tiled floor covering, space for a dining table, fitted kitchen units comprise; base cupboards and drawers, working surfaces above, inset

stainless steel sink and drainer. There is plumbing for an automatic washing machine, gas point for a cooker, tiled splash backs, useful storage cupboard below the stairs.



FIRST FLOOR

LANDING

With loft access hatch and UPVC double glazed window to the rear elevation.

BEDROOM ONE

11'2 x 11' (3.40m x 3.35m)



UPVC double glazed window to the front elevation, double wardrobe.

BEDROOM TWO

14'2 x 8'2 (4.32m x 2.49m)



With UPVC double glazed window to the front elevation.

BEDROOM THREE

8'1 x 8'7 (2.46m x 2.62m)

With UPVC double glazed window to the front elevation.

WC

With low suite WC, UPVC double glazed window to the rear elevation.

BATHROOM



White suite, pedestal basin, paneled bath with electric

Tritan Ivory 2 shower over, folding shower screen, part tiled walls, UPVC double glazed window to the rear elevation, airing cupboard housing the hot water cylinder, wall mounted electric heater.

OUTSIDE



To the front there is a level tarmacadam driveway with space to park two cars off road.

To the rear there is an enclosed garden with a paved patio terrace, concrete path, lawned garden which extends to the rear boundary with a further paved area at the end of the garden. Timber shed and greenhouse. There are good wooden close boarded fences to the boundaries. The garden is enclosed with a good degree of privacy and secure for children and pets.

VIEWING

Strictly by appointment with the selling agents.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

POSSESSION

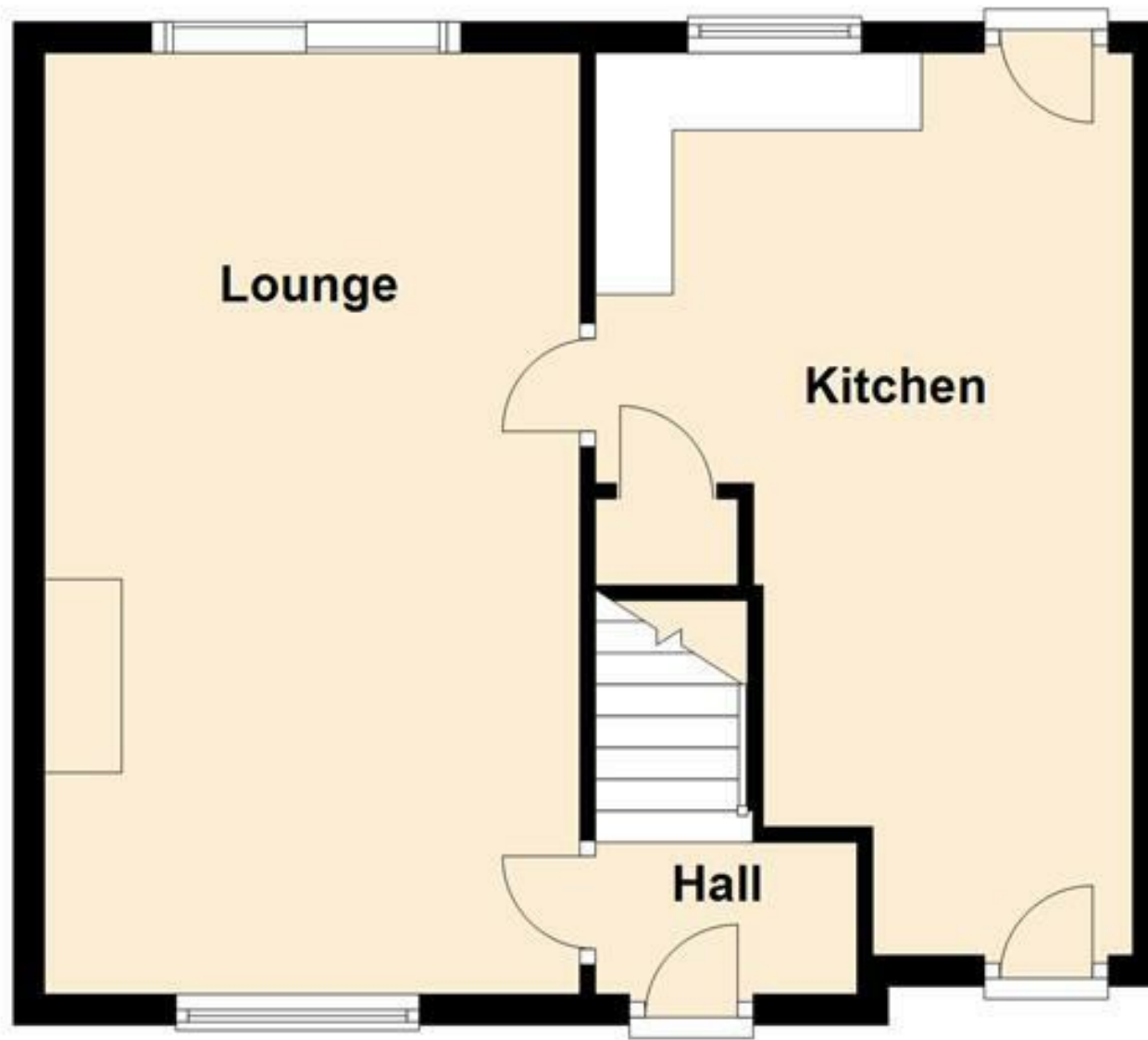
Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Ground Floor

Approx. 42.4 sq. metres (456.0 sq. feet)

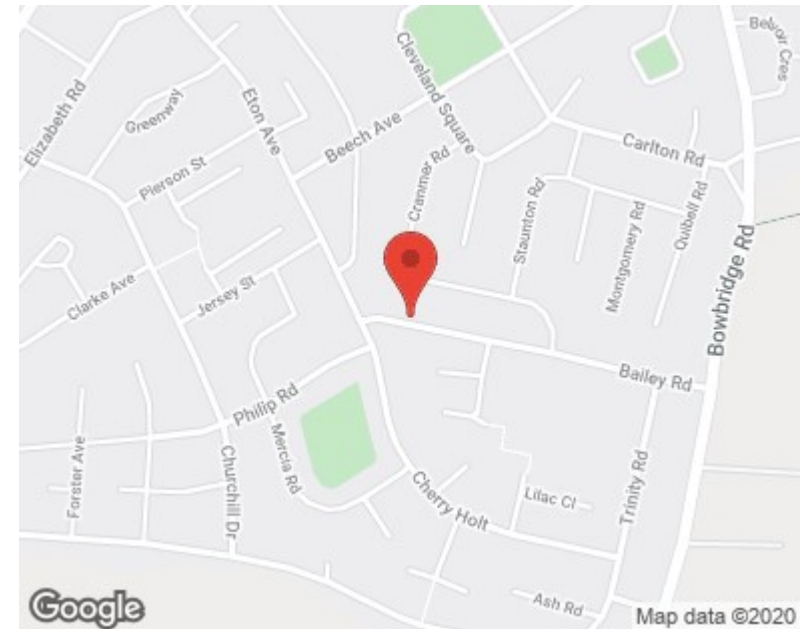


Total area: approx. 85.2 sq. metres (916.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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